



Founded in 1921, HomeStreet Bank offers consumer and commercial banking, mortgage lending and loans for residential construction, commercial real estate financing, investment and insurance products and services in the Pacific Northwest, California and Hawaii. We maintain a shared goal across teams and regions to be the preferred and trusted provider of financial services. HomeStreet Bank is proud to have consistently received an "outstanding" rating under the federal Community Reinvestment Act

HomeStreet at a Glance

Based in Seattle, HomeStreet Bank is one of the largest community banks headquartered in Washington. HomeStreet began in 1921 as Continental Mortgage and Loan Company, initially offering financing for commercial real estate and home mortgages. HomeStreet evolved into a full-service bank in 1986, further expanding its products and services in 2000 to include business banking and lending. Today, HomeStreet offers consumer, commercial and private banking services, investment and insurance products and originates residential and commercial mortgages and construction loans for borrowers located in the Western United States and Hawaii. HomeStreet Bank is consistently recognized with an "Outstanding" rating under the Community Reinvestment Act.

Key facts and statistics

- \$6.8 billion in assets (as of 9/30/2017)
- 2,463 full-time equivalent employees (as of 9/30/2017)
- 111 deposit branches and lending centers in the Western United States and Hawaii

HomeStreet in the Community

Community involvement has always been a high priority for HomeStreet. HomeStreet supports community organizations by creating active partnerships through providing leadership, hands-on service, expertise and financial support with a focus on housing and basic needs. HomeStreet also participates in innovative home loan programs that make subsidies and incentives available to low- and moderate-income homebuyers. In 2016, HomeStreet donated over \$1 million to local nonprofit organizations, and our employees donated over 18,000 hours of volunteer time to the communities across our footprint.

Consumer & Commercial Banking

Retail Banking

HomeStreet's retail banking offers a full slate of deposit products and services for consumers and businesses, including a complete suite of online and mobile banking capabilities. HomeStreet's banking products for businesses include checking and deposit accounts, cash management services, term loans

and lines of credit, and commercial real estate loans. HomeStreet also offers private banking services and investment services for businesses and consumers.

Commercial Lending

HomeStreet offers a full line of banking products for businesses, including checking and deposit accounts, cash management services, term loans and lines of credit, and commercial real estate loans

Commercial Real Estate Lending

HomeStreet Bank Commercial Real Estate offers competitive services and loans for permanent, construction, bridge, forward, renovation and refinancing of income property projects through a wide range of loan programs. HomeStreet is the only Fannie Mae DUS® multifamily lender headquartered in the Pacific Northwest.

Mortgage Lending

HomeStreet is a leading mortgage lender with more than 95 years of expertise and a network of home loan centers in the Western United States and Hawaii. HomeStreet offers a broad range of purchase and refinance loan options including conventional, Federal Housing Administration (FHA), Veterans Administration (VA), renovation and refinancing, construction, condominium and first-time homebuyer loans as well as specialized portfolio loans.

Hometown Home Loan Program

HomeStreet Bank's employer-assisted housing program, the Hometown Home Loan Program, was launched with the City of Seattle in 1994. The program provides discounted home loan services to employees of municipalities and private businesses, as well as a variety of down payment assistance programs for first-time homebuyers. HomeStreet partners with nearly 100 businesses and municipalities in Washington, Oregon and Hawaii.

WMS Series LLC

WMS Series LLC, a Delaware series limited liability company and an affiliate of HomeStreet Bank, provides mortgage services, as a direct lender, under the Windermere Home Loans or Penrith Home Loans brands at point of sale in 44 Windermere Real Estate offices in Washington and Oregon.

Residential Construction Lending

HomeStreet Bank provides financing for residential home builders and real estate developers.

HomeStreet Investment Services

HomeStreet Investment Services offers wealth-management products and services through Cetera Investment Services, Inc., an independent, registered broker/dealer and registered investment adviser (member SIPC/FINRA).

There's no place like

[HomeStreet]Bank®

Build or renovate your home with our all-in-one loan!



At HomeStreet we are experts in new home construction and renovation financing. Whether you are building a new home or remodeling an existing home, we can help your plans become reality. Use our One-Step Construction Loan for:

- Renovation projects that range \$150,000 to \$1.5 million.
- New construction projects that cost up to \$1.5 million.
- Eliminating the need for multiple loans.
- Work that needs up to 12 months to finish.
- Including a land lot purchase.

- Avoiding interest rate risk and fluctuations by locking your rate before the work starts.
- Financing up to 90% of the value of the newly constructed or remodeled home.
- Having the option of fixed or ARM loans.
- Saving money with one set of closing costs.
- Paying interest only on the monthly funds disbursed to cover project work.
- Making straightforward contractor payments with a simple draw process.

To learn more about HomeStreet's One-Step Construction Loans, please give me a call. I look forward to hearing from you.



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Rates effective 02/8/18. This document is not intended as an offer to extend credit nor a commitment to lend. Any programs or terms presented here are for illustrative purposes only and may not currently be available. All loans subject to program guidelines and underwriting approval.

FDIC

Exhibit E

CONSTRUCTION-PERM COST WORKSHEET

Borrower Fire Rebuild	Date 2/7/2018
Address TBD	Loan # TBD
Contractor TBD	

Insurance payout \$ 650,000 / Mortgage payoff \$ 550,000

PROJECT TYPE (Select One)	New Construction (includes tear-down/rebuild)
OWNERSHIP STATUS (Select One)	Owned 12 Months or Longer

CONSTRUCTION COST

Lot Value / Purchase Price: + \$250,000.00
The Lessor of: Purchase Price or Appraised Value of Land/Lot.

Construction Contract Amount: + \$650,000.00

Standard Contingency: 0 % = \$0.00 Financed + \$0.00

Additional Contingency: + \$0.00
If required due to exceptions, inadequate funding, etc.

Additional Construction Costs: +

Construction Fees:

Draw Inspection Fees	# 10.00	x	\$225.00	=	\$2,250.00	
Final Inspection Fee/442					\$150.00	
Title Update Fee					\$200.00	
Foundation Survey (OR Only)						
Completion Notice (OR Only)						
						\$2,600.00

Financed Interim Interest:

# of Payments to be Financed:	# 	Est. Loan Amount:		Interest Rate:		\$0.00
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TOTAL COST OF CONSTRUCTION: = \$902,600.00

APPRAISED VALUE (As-Completed): \$1,100,000.00

LOAN AMOUNT / LTV CALCULATION:

Enter loan amount and LTV will auto-calculate OR Enter target LTV to auto-calculate loan amount

Use Specific Loan Amount		Enter Loan Amount:	\$558,758.00	
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Loan Amount

\$558,758.00

LTV

61.91%

TOTAL FUNDS REQUIRED TO CLOSE

Mortgage Payoff Amount OR Property Purchase Price:	\$0.00
Cost of Construction minus land value (from page 1):	+ \$652,600.00
Closing Costs and Prepaids (not including construction costs):	+ \$6,158.50
Estimated Cost to Close Total:	= \$658,758.50
Less Prepaid Construction Items:	- \$100,000.00
Less Closing Cost Credit From Construction Contract:	-
Less Seller Credit and/or Lender Credit:	- \$0.00
Less Verified Earnest Money Deposit:	-
Less Verified Deposit(s) to Contractor:	-
Less Loan Amount:	- \$558,758.00
Total Funds Required to Close (estimated):	= \$0.50

FUNDS HELD BY HOMESTREET FOR CONSTRUCTION

Construction Contract Amount / Column A of Cost Breakdown (exhibit F):	+ \$650,000.00
MINUS Construction Contract Amounts Prepaid by Borrower: * VERIFY AMOUNT	-
Additional Construction Costs / Column B of Cost Breakdown (exhibit F):	+ \$0.00
MINUS Additional Construction Costs Prepaid by Borrower: VERIFY AMOUNT	-
Verified Deposit(s) to Contractor:	- \$0.00
Construction Fees:	+ \$2,600.00
Interest Payments Financed:	+ \$0.00
Closing Cost Credit From Construction Contract:	- \$0.00
Draw At Closing:	- \$0.00
Financed Contingency Funds:	+ \$0.00
Total Funds Held By HomeStreet for Construction: **	= \$652,600.00

* Any contract prepaid items will be deducted from the first draw.

** This is the amount the bank will hold for construction after lot payoff and loan closing.

CONSTRUCTION-PERM COST WORKSHEET

Borrower Fire Rebuild	Date 2/7/2018
Address TBD	Loan # TBD
Contractor TBD	

Insurance payout \$ 500,000 / Mortgage payoff \$ 550,000

PROJECT TYPE (Select One)	New Construction (includes tear-down/rebuild)
OWNERSHIP STATUS (Select One)	Owned 12 Months or Longer

CONSTRUCTION COST

Lot Value / Purchase Price: + \$250,000.00
The Lessor of: Purchase Price or Appraised Value of Land/Lot.

Construction Contract Amount: + \$650,000.00

Standard Contingency: 0 % = \$0.00 Financed + \$0.00

Additional Contingency: + \$0.00
If required due to exceptions, inadequate funding, etc.

Additional Construction Costs: + \$50,000.00

Construction Fees:

Draw Inspection Fees	#	10.00	x	\$225.00	=	\$2,250.00
Final Inspection Fee/442						\$150.00
Title Update Fee						\$200.00
Foundation Survey (OR Only)						
Completion Notice (OR Only)						\$2,600.00

Financed Interim Interest:

# of Payments to be Financed:	#			Est. Loan Amount:		
				Interest Rate:		\$0.00

TOTAL COST OF CONSTRUCTION: = \$952,600.00

APPRAISED VALUE (As-Completed): \$1,100,000.00

LOAN AMOUNT / LTV CALCULATION:

Enter loan amount and LTV will auto-calculate OR Enter target LTV to auto-calculate loan amount

Use Specific Loan Amount	Enter Loan Amount:	\$708,758.00
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Loan Amount	\$708,758.00	LTV	74.40%
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TOTAL FUNDS REQUIRED TO CLOSE

Mortgage Payoff Amount OR Property Purchase Price:	\$0.00
Cost of Construction minus land value (from page 1):	+ \$702,600.00
Closing Costs and Prepaids (not including construction costs):	+ \$6,158.50
Estimated Cost to Close Total:	= \$708,758.50
Less Prepaid Construction Items:	-
Less Closing Cost Credit From Construction Contract:	-
Less Seller Credit and/or Lender Credit:	- \$0.00
Less Verified Earnest Money Deposit:	-
Less Verified Deposit(s) to Contractor:	-
Less Loan Amount:	\$708,758.00
Total Funds Required to Close (estimated):	= \$0.50

FUNDS HELD BY HOMESTREET FOR CONSTRUCTION

Construction Contract Amount / Column A of Cost Breakdown (exhibit F):	+ \$650,000.00
MINUS Construction Contract Amounts Prepaid by Borrower: *	-
Additional Construction Costs / Column B of Cost Breakdown (exhibit F):	+ \$50,000.00
MINUS Additional Construction Costs Prepaid by Borrower:	-
Verified Deposit(s) to Contractor:	- \$0.00
Construction Fees:	+ \$2,600.00
Interest Payments Financed:	+ \$0.00
Closing Cost Credit From Construction Contract:	- \$0.00
Draw At Closing:	- \$0.00
Financed Contingency Funds:	+ \$0.00
Total Funds Held By HomeStreet for Construction: **	= \$702,600.00

* Any contract prepaid items will be deducted from the first draw.

** This is the amount the bank will hold for construction after lot payoff and loan closing.